

September 6, 2016

To: City of Portland Planning Authority

Re: 23 Ocean Mixed Use

Response to Planning Staff Review and Planning Board Workshop

Narrative

Kevin Moquin Architect is pleased to provide the following responses to the Preliminary Staff Review Comments. Please also refer to responses prepared by Carroll Associates Landscape Architects. and Ransom Consulting Engineers.

Attachments

Architecture

1. 23O Response to Planning Review and Workshop
2. 23O Parking Search Narrative
3. 23O Hersey_Ocean View Rendering
4. 23O Ocean_Courtyard View Rendering
5. 23O Streetscape Elevations
6. 23O Siding Examples
7. A1-1 Floor Plans
8. A2-1 Elevations and Sections

Landscape

9. PROJECT MEMO- response to Preliminary Staff Comments
10. 23 Ocean Ave Permitting FINAL 090216-L 1.0 Site Preparation
11. 23 Ocean Ave Permitting FINAL 090216-L 2.0 Site Plan
12. 23 Ocean Ave Permitting FINAL 090216-L 3.0 MATERIALS AND LAYOUT
13. 23 Ocean Ave Permitting FINAL 090216-L 4.0 GRADING
14. 23 Ocean Ave Permitting FINAL 090216-L 5.0 LANDSCAPE
15. 23 Ocean Ave Details-L6.0
16. EXHIBIT 1 AUTOTURN
17. Existing Conditions
18. Portland23OceanParking
19. Portland23OceanTripGen

Civil

20. 23 OceanAve_2016-09-08 memo
21. C-1 Stormwater-Utilites
22. C-2 Details
23. C-3 Details

Memorandum dated July 26, 2016 prepared by Nell Donaldson, Planner

1. (VIII) Provide evidence of financial capacity.
 - a) Financial capacity is demonstrated in a letter dated July 20, 2016 from Doug Jones, Vice President, Business Baking Office at Biddeford Savings Bank uploaded to The City of Portland Electronic Plan Review site on July 25, 2016.
 - b) Technical capacity is demonstrated by the client's engagement of a team of qualified consultants as well as their past success with similar projects including the redevelopment of 56-58 Hammond Street in Portland.
2. (X) Subdivision Plat and final site plan submission shall be included in the final plan submission
 - a) Refer to submission by Carroll Associates Landscape Architects.
3. (XI.6) Verification of Sanitary Sewer / Stormwater Disposal Capacity will be require at time of final plan review.
 - a) Refer to submission by Carroll Associates Landscape Architects. and Ransom Consulting Engineers.
4. (XI.7) Identify the location of interim on-site storage fro solid waste.
 - a) Each dwelling unit has a Laundry/Utility room where tenants will be encouraged to store waste until municipal curb side pick-up. Office waste will be stored in a basement level storage room.
5. (XII) Site Plan Review
 - a) Refer to submission by Carroll Associates Landscape Architects and Ransom Consulting Engineers.
 - (XII.1.a) Provide Summary of anticipated trip generation and a review of safety data in the immediate vicinity of the project.
 - "Trip Generation and Accident Analyses for Proposed New Offices and Apartments on Ocean Avenue in Portland" prepared by Diane Morabito PE, PTOE dated August 30, 2016 uploaded to The City of Portland Electronic Plan Review site on September 6, 2016.
 - "Shared Parking Analysis for 23 Ocean Avenue, Portland" prepared by Diane Morabito PE, PTOE dated August 30, 2016 uploaded to The City of Portland Electronic Plan Review site on September 6, 2016.
6. (XII.4.g) Request information on the location of HVAC equipment.
 - a) The external HVAC equipment will consist of six roof mounted condensers for mini-split heating and cooling system.

B-1 Design Review Comments dated July 8, 2016 prepared by Caitlin Cameron, Urban Designer

1. Standard (1) c. Building Entrances – *"We're concerned about visibility of entries from street – can office entrance be located closer to or on one of the streets? If not, visual cues from the street are needed, especially from the corner approach and indicating ADA route."*
 - a) The access from Hersey Street to the entry court has been redesigned to incorporate visual cues including an entrance canopy that projects beyond the face of the building and building mounted ADA signage

- b) We have provided an entry court for the main entrance to the buildings following the Guidelines described in the “*City of Portland Technical Standards and Design Guidelines, Appendix 2*”. As our site includes an existing building that will remain, it is important that our design incorporate this structure and not orphan it. All existing and new uses are accessed from an entry court with direct access to and prominent visibility from Ocean Avenue.
2. Standard (1) d. Windows – “*Façade character of the office portion of the building places fenestration with wrong emphasis – why are the largest windows at the stair instead of the active spaces? Corner approach should be made more open or active with fenestration. The office fenestration pattern versus the residential is not distinct enough – the upper floor residential should have consistent alignment and have a different character than the office.*”
- a) The stairwell will be an active place and the scale of the window will communicate that activity to the sidewalk. The large window occurs at the stair because that stair is not merely egress, it is an ornamental stair. It is the daily means of circulation within floors of the office and will be used regularly by the office tenants. The window also improves the space of the lower level offices by drawing sunlight down the stair and into the common area below.
- b) The fenestration for the upper floor residential areas had been redesigned for consistent alignment as requested by Caitlin.
3. Standard (1) e. Façade Character – “*Street-facing facades are oriented to and/or adjacent to public sidewalk. The office use should have a more distinctive façade character whether through floor delineation, fenestration patterns/sizes, and/or materials.*”
- a) We have redesigned the facade of the first floor to accommodate Caitlin's request. The first floor now includes a panel facade that wraps the entire office use from the entry courtyard, along Ocean Avenue, and down Hersey Street to the entry court access located there.
4. Standard (1) g. Building Materials – “*Metal siding is not found in either the residential or commercial context. Revise the material selection – fiber cement clapboard is recommended.*”
- a) Our intention to use horizontal metal siding that mimics the texture and shadow qualities of clapboard but does not carry the maintenance burden of painted clapboards. Example images were presented at the Workshop that illustrate real world instances of this approach. Those images are attached to this submission. Our impression is this was viewed as acceptable by the Planning Board.
5. Standard 3: Orientation of Buildings and their Entrances to the Street – “*Entries to commercial spaces can be made more prominent with the use of features such as signage, canopies, or lights. Alternatively, entrance could be moved to face a street.*”
- a) There will be signage at the access point to the entry court on Ocean Avenue. The individual entries in the court do include canopies and lighting.
6. Standard 1 – The street-facing façades provide a high level of fenestration and visual interest with façade variation, changes in materials, and projecting balconies. The form, scale, and roof line are consistent with and complement the surrounding residential context. “*Adjust fenestration on corner approach to distinguish office from residential uses. Window proportions could be adjusted to reflect context.*”
- a) We have accommodated Caitlin's request. Our approach has been described in item 2 and 3 above.
- b) Following the workshop we met and worked with Caitlin and Nell to further develop the exterior of the building and have introduced a change in the roof line and siding material variation at the corner on floors two and three.
7. Standard 5 – “*See note from Planner.*”
- a) This has been described in item 1 above.

Planning Board Workshop, July 26, 2016

1. Comment related to Civil, Parking, Traffic, and Site Plan concerns will be addressed by Carroll Associates Landscape Architects. and Ransom Consulting Engineers in a separate attachment.
2. Comment relating to building massing and scale have been addressed by changing the shape of the roof edge on Ocean Avenue. We have a building that is tallest at Ocean Avenue and it's roof highlights the corner of Ocean and Hersey. The building roof then slopes down as the building transitions in to the residential area of Hersey Street. To further articulate the building as it progresses down Hersey Street, we have introduced a siding material change at the first floor by using the panel system we have employed elsewhere on the first floor.
 - a) We have prepared Streetscape Elevations to illustrate that the building is in scale with it's neighbors and appropriate to it's location in a transitional zone between residential and commercial uses. As the B1 zone continues another block down Ocean Avenue past our project, we anticipate this building will work well with future neighbors in creating that transition. In Caitlin's review of this project she points out that "*The building is consistent with the surrounding context in its orientation to and relationship with the street. The project is successful at its gateway location and transitioning between commercial and residential neighborhoods.*"